



Ann Street, Hurstead, Rochdale, OL12 9AP

- IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUY
- OFF ROAD PARKING/ GARDEN
- BATHROOM
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A
- TWO BEDROOM END TERRACE
- LOUNGE AND KITCHEN
- YARD TO REAR
- EPC RATING D
- FREEHOLD

£120,000



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DESCRIPTION

A fantastic investment opportunity or first time home, situated in a convenient location close to local schools, shops and transport links providing direct access into Rochdale centre. Briefly comprising of a lounge, breakfast kitchen, two bedrooms and a bathroom suite. Externally, the property boasts a private garden to the front which could be used to create parking and yard to the rear, ideal for those wanting to sit out. This property is offered with NO ONWARD CHAIN and viewings are highly recommended.



Entrance Porch

A useful extended porch to provide space to hang coats and store shoes before entering the main living accommodation.

Lounge

14'1" x 14'8"

Light and spacious living room with a feature stove set within the chimney breast and a window to the front aspect.

Kitchen

8'2" x 14'8"

A range of base and eye level units with a recently install electric oven, space and plumbing for a washing machine, fridge freezer and an inset 5 ring gas hob. Access to the cellar under the kitchen floor.

Rear Porch

Useful storage cupboard.

Landing

Loft hatch access which is part boarded for storage.

Bedroom 1

10'5" x 14'8" max

Spacious double bedroom with a window to the front aspect.

Bedroom 2

11'10" x 9'0"

Single bedroom with a storage cupboard housing the the boiler. A window looks out to the rear aspect.

Bathroom

4'11" max x 8'5"

Three piece suite with a low level WC, wash hand basin and bath with an electric shower over. Window to the rear aspect.

Parking and Yard

To the front there is a front garden which could also double up as off road parking. The yard to the rear is enclosed with Indian stone paving.

Material Information - Littleborough

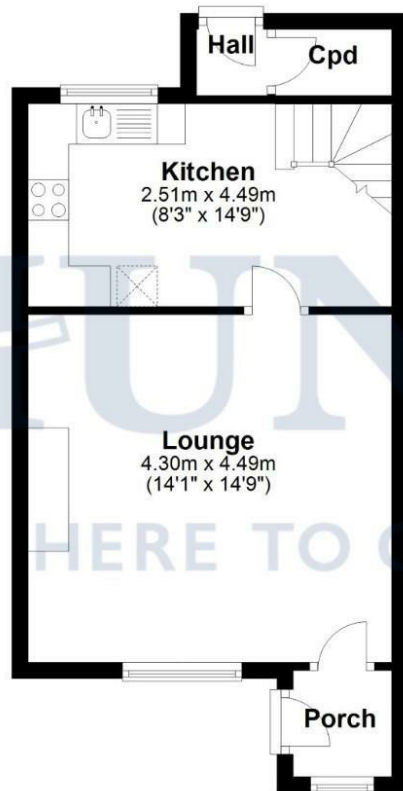
Tenure Type; FREEHOLD

Council Tax Banding; Rochdale Council Band A



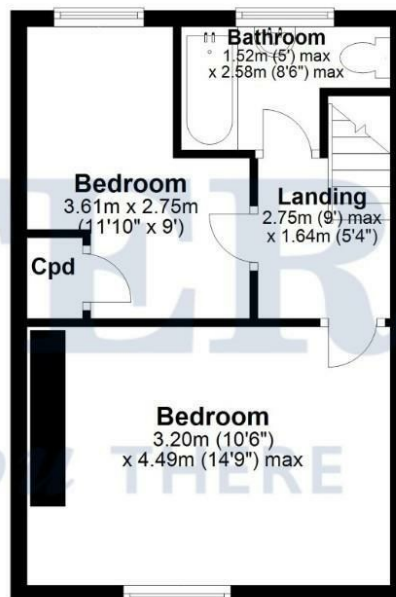
Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.

Viewings

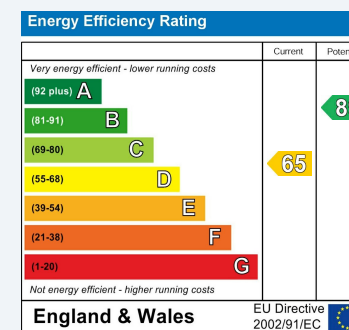
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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